



Surf Pines Breeze

Newsletter of the Surf Pines Association

July 2013 Vol. XIX, No. 4

President's Comments



By Brian Radditz



As our fiscal year 2012–2013 comes to an end I want to assure all of our members that Surf Pines Association is financially strong and well prepared for our future. The relationships this board has established with our business professionals Debbie Eddy (bookkeeper and administrator) and Larry Popkin (attorney) has allowed us to confidently conduct our association business. This board also recognized the importance of employee management by having a formal review of John Gates performance and rewarded him with a five year incentive to continue to serve as our Security Manager. Thank you all for making my job a piece of cake.

Please come to our annual meeting so you can hear from Debbie Eddy how we collected our outstanding and past due accounts receivable. Also attendees will see hands on demonstration from Jeff Hall on our association web site. For those attending it is a great opportunity to thank Debbie, Jeff, John Gates, committee

members, out-going board members and congratulate incoming board members. You will also have a budget presentation from Director Dave Butler who did a great job with this year's budget.

Surf Pines is a very popular place to live, vacation and own real estate. All the recent real estate activity suggests the association is doing things right. Karen's real estate article in this episode is a testament to what a great place we live. Thank you Karen for providing the real estate news to the *Breeze* for the past several years.

By now, most everyone has seen the road construction equipment on Manion and Ocean Drive. Don Kruger and the Roads and Grounds Committee have done a great job in putting this specification, bid and contract together. Congratulations to the committee and John Gates for managing this for the benefit of our members.

Thanks also goes to Susan Holloway and all those that attended the Emergency Preparedness meeting. Please help us be successful with this initiative by being involved with the process, take a look at Susan's article in this issue of the *Breeze* to find out how.

Finally, this will be my last president's message as my three year term will expire at the annual meeting, as well as that of Norma Keever. What can one say about Norma, the ultimate volunteer. She has given years of service to our board, endless hours on the social committee and been a strong factor in our success as an association. Thank you Norma. We are grateful you have served on the SPA Board. Thanks to all of you for giving me your vote of confidence and allowing me to introduce some significant changes in our operations. Hope to see all of you at the annual meeting on August 3 at the Astoria Golf and Country Club.

Real Estate

by Karen Radditz LLC



There is recent exciting Real Estate activity in Surf Pines. Recent sales include the Hawes home at 89899 Manion Drive listed at \$494,000 sold to the Allegaert's for \$485,000, who currently have their home at 89223 Manion Dr. for sale. The Casselegio's

home that had been on the market since 2008 originally listed at \$799,000 sold June 5 for \$519,000. The foreclosed home on Ocean Dr. that has been on the market since 2008, originally listed at \$1,769,500 is currently sale pending with the list price of \$490,000. The Milsaps just sold their home at 89576 on Manion Dr. for \$277,000. The absolute best value in Surf Pines was 89688 Sea Breeze which recently sold/closed for \$150,000. The Price home on Lake Side Ct. recently sold for \$360,000. The Damon home on Malarkey originally listed at \$1,850,000 in 2008 is sale pending with a current list price of \$999,900. The final sales price on homes that are sale pending will not be listed until the sale is complete and the transaction closed. There are currently thirteen active listings in Surf Pines and two pending sales.

There are some great lots for sale in Surf Pines. The last lake front lot is listed at \$325,000 right at an acre. What a gorgeous site for a home. Sale pending's include one lot on Ocean Drive. There aren't many ocean view lots left in Surf Pines. We currently have nine lots available, with a price range of \$75,000 to \$410,000. The Todd's who used to have a home on Silverspot Lane recently purchased a lot on Primrose.

The Real Estate market in general for Clatsop County has seen a big bump in activity, due to low inventory, record low interest rates, and very affordable home pricing. Pricing, condition, updating and location are still the top qualities that buyers are looking for. Surf Pines offers all of that and more. We have a wonderful gated community, ocean front living, miles of roads for walking and biking, safety and security. What more can you wish for? I hope you have enjoyed my Real Estate columns for the past several years, I have enjoyed writing it. It's time to pass the column to another neighborhood realtor.

Security Corner



Access to the beach and the lake is provided for members and their guests. All of the paths to the beach are for foot traffic only. From Surf Pines there are six trails to the beach and are marked with signposts reading "To Beach". From the beach the paths are numbered from south to north each with a trail marker with the corresponding number of reflectors for easy identification. Path locations are as follows:

- Path 6 – Ocean Drive at Malarkey
- Path 5 – Just north of 89956 Ocean Drive
- Path 4 – Ocean Drive at Horizon
- Path 3 – Ocean Drive at High Surf
- Path 2 – Just north of 89254 Ocean Drive
- Path 1 – Just north of 89066 Ocean Drive

Please respect private property, use designated trails.

Roads and Grounds

by Don Kruger

If you have been driving, biking, or walking in Surf Pines, you have probably noticed the excavation along the roadside on Manion Drive, Malarkey Lane, and Ocean Drive. By the time you read this, the excavation should be completed and the roads ready for asphalt overlay. Paving will be scheduled following the 4th of July holiday.

Gates and de-watering pumps continue to operate without problems.

Reminders:

- Outside burning, including barrel and home campfires, typically closes by early July. Please contact Gearhart Fire Department before burning. (503-738-7838)
- Prior to removing trees six inches or larger from the right of ways contact Roads and Grounds or John gates.

If you have concerns or suggestions call, email, or join us at one of our monthly meetings to let us know what they are. Meetings are held at 9:00 a.m. on the second Tuesday of each month at the meeting house.

Surf Pines Annual Garage Sale

Sign up now for the sale

When: July 6, Saturday only 9 a.m.- 4 p.m.

Where: Your garage or yard

Cost: \$5.00 each house

If you feel you don't have enough to sell, check with your neighbor and combine your good stuff.

Call Katie Weber 503-738-5986

Surf Pines Annual July Picnic

Saturday, July 7th, 1-4 p.m.

Everyone is welcome to come to our July 7th Picnic In The Park. Come and visit with friends and bring your family.

Surf Pines will have the hamburgers and hot dogs with all the trimmings. We will also supply the drinks. If you'd like an adult beverage feel free to bring your own. We would love for you to bring a picnic type side dish to share with everyone.

We will also have our great dessert tent where we will serve our home made ice creams. If you have an ice cream favorite you'd like to share, bring it. The more the merrier.

If you haven't come to one of our picnics in the past, you will find us in the Park located on the lower road on the corner of Horizon and Ocean Dr. See you there!

Website

Usage of the website continues to increase amongst members and prospective buyers. The real estate page continues to lead in hits with the resident page closely following. The site is jamb-packed with information including predator sightings, member directory, Owner's Guide, weather, tide tables, photos, community phone numbers and direct links to websites for utilities, schools, animal control, hospitals, DMV, Clatsop County, shellfish regulations, etc., even an article about the Coastal Gale of 2007 with photos.

Annual Meeting

The annual meeting will be held August 3, 2013 from 9 a.m. until 11 a.m. at the Astoria Country Club. Besides other association business two directors will be elected. Plan to attend.



The Search Is On

Surf Pines is looking for new leadership on the Community Relations Committee. After several years of service, Bonnie Rogie and Katie Weber are stepping down as co-committee chair persons. They are still willing to serve on the committee but would like new members with new ideas to join them to make our community a better place to live.

We really do have fun on this committee. Our meetings are set up on an as needed basis and last one to two hours.

If you are interested in joining this committee and getting to know about your neighborhood and neighbors we'd love for you to join us. This committee is open to both men and women. Bring your ideas and leadership. Contact anyone on the CRC or any board member for more information.

Sunset Lake

Please be sure all guests are aware of the rules for boating on Sunset Lake including the speed limit of 10 MPH set by the State of Oregon. The Clatsop County Sheriff non emergency number is: 503-325-2061. For safety's sake please report violators.

Tables and Chairs Available for Rent

10 round tables seating 8-10 for \$5 each/day

100 chairs for \$1 each/day

For information and reservations call:

Katie Weber 503-738-5986

Bonnie Rogie 503-717-1003

John Gates 503-738-0637

Thank You

A great big thank you to Karen Radditz for writing the Real Estate Column for the past several years. It has always been one of the most popular columns in the *Breeze*.

by Susan Holloway



LET'S BE PREPARED — — NOT SCARED

The Surf Pines Emergency Preparedness Project has begun. On May 18 nearly 40 Surf Pines residents met to prepare themselves for the first 72 hours of an emergency. That emergency might be from a windstorm that knocks out electricity, as well as making roads impassable because of downed trees. It might be a grass fire from our beautiful dunes or an earthquake and ensuing tsunami. In all emergencies we are stronger as individuals and as a community if we are ready.

The first step is education. In addition to the 40 attendees on the 18th another 54 of your Surf Pines neighbors also asked for additional information. The Red Cross provided ***Together We Prepare Oregon*** to us and was mailed to those 54 families. Additional copies are available from John Gates. The Red Cross recommended that you pay particular attention as you supply your home and car with basic disaster kits (page 5). Then consider your pets (page 4), a first aid kit (page 5) and record security (page 7).

DOGAMI (Department of geology and mineral industries) will have completed the north coast earthquake/tsunami map project and it will be available online after June 18. I suggest that all Surf Pine's residents access the new inundation information at www.oregontsunami.org John Gates will have copies of the map for you at the gate house if you cannot obtain a copy off of the website. Many Surf Pines residents also attended one of the Clatsop County public information meetings that were held in June.

The next education step is participating in ***Map Your Neighborhood***. Trained Surf Pines MYN Captains will begin holding neighborhood meetings to build strength among small groups of neighbors, helping each other in an emergency. We plan on holding another Surf Pines Emergency Preparedness evening in September. I hope that you will be able to attend that Red Cross led meeting. Thank you for your interest. Let me know if you would like to be a captain and help train eight to ten of your close neighbors. Our first training is July 8 at 7:00.

VOLUNTEER: HELP SURF PINES BE PREPARED NOT SCARED

by Susan Holloway

Emergency Preparedness Training is ready to move to the second phase ~~ ***Map Your Neighborhood***. MYN is a concept of having neighborhoods trained for disasters (an event that occurs and overwhelms the ability of local First Responders). Local officials have requested implementing the program to assist with the aftermath of events such as severe winter storms, hazardous spills, earthquakes and tsunamis.

MYN teaches nine steps immediately following a disaster, including differentiating between local and distant tsunamis and recognizing different behavioral needs depending on the type of disaster and location of neighborhoods. It provides lists of emergency equipment and training that can assist first responders in reacting to neighborhood needs. MYN supplies the essential communication training needed for neighborhood captains.

I am looking for volunteers to be trained as Neighborhood Captains or Captain couples. The job description is easy, with all the training done in a two hour session. Then Captains hold a meeting for their closest eight to ten neighbors in order to train them (using the provided DVD and with the assistance of MYN leaders if desired.) My goal is to have at least four neighborhoods mapped during July so that approximately 40 families will have MYN knowledge by the annual meeting, allowing us to spread the enthusiasm and desire for additional trainings throughout the fall. Your time commitment will not exceed ten hours this summer and fall. I promise. Please volunteer to be trained as a MYN Captain. The first training will be held on July 8 from 7 to 9 p.m. This is a wonderful way to contribute to the safety and viability of our Surf Pines community. Call Susan to participate in the captain training.

(contact information on page 8)

Members to Elect Directors at Annual Meeting

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The terms of two members of the Board of Directors, Norma Keever and Brian Radditz, end in August and two new directors will be elected. Statements written by the candidates follow:



Gary Hansen 89943 Manion Drive glhanson@hotmail.com 503-738-7138

My name is Gary L. Hanson and I think I would be an asset to your board in the Surf Pines Association. I have lived in Surf Pines for 20 years. I came from Vernonia, Oregon where I graduated from high school and proceeded on to Oregon State University. I have been in business in Clatsop County for over 36 years and have been a member of the Astoria Country Club and been on the board of directors there during my tenure.

I live and work in the area and would be available most every day if occasion rises to deal with any issues involving Surf Pines or the Surf Pines Association. My businesses include G.L. Hanson Concrete Construction Co. out of Gearhart, Oregon and Pacific Mini Storage on 1099 Pacific Way in Gearhart, Oregon. Currently in our business we have an Aquatic Weed Harvester that is trying to get the aquatic weeds under control in Sunset (Neacoxie) Lake before it becomes another bog between dunes.

*Editor's note: As of the publishing of the **Breeze** there was only one confirmed candidate.*

Hair Loss Syndrome in Local Deer Caused by Exotic Lice

by Debra Hall



Many of us that live in Surf Pines have a love of wildlife, including the deer who frequent the neighborhood. Over the winter, the deer suffering from hair loss syndrome were quite noticeable. This hair loss syndrome is much different than the typical spring molting that occurs. Hair loss syndrome of black-tailed deer was first noticed in the NW in 1995. The condition is caused by an infestation of a louse of Eurasian origin. Typically, the louse affects European and Asian deer, which are not seriously affected. However, the local deer populations are significantly impacted.

Black-tailed deer that are infested develop a hypersensitivity reaction to the lice, like an allergic reaction, which causes irritation of the skin, resulting in excessive licking and grooming. Eventually, this leads to hair loss, leaving yellow or white patches along the sides of the deer. The infestations are most prominent during late winter and early spring. Many of the affected deer will die during this time. The yearling fawns and does are most susceptible and fawns have the highest mortality. Adult males are less affected. This past spring there were numerous affected fawns in Surf Pines.



Hair loss syndrome affects black-tailed deer throughout western Oregon and Washington. This species of lice has been found on elk in Washington, but does not result in the severe hair loss seen in deer. The infestations are growing in Washington, Oregon, New Mexico and California, severely impacting fawn survival up to 50% in some areas. The affected deer in Oregon are seen more prominently below 1000 feet elevation. The exotic species of lice does not affect humans or domestic animals.

There are several ongoing research studies to determine effective treatment of the infestations, particularly the use of anti-parasitic drugs. By treating in this way, internal and external parasites decrease and increase survival of deer affected by hair loss syndrome by improving their hair coats. In doing so, it prevents loss of energy, reduces the effects of hypothermia, exhaustion, and pneumonia. For further information, please see the Oregon Department of Fish and Wildlife www.dfw.state.or.us/wildlife.

by Dave Lukens



Although often admired for its blooms, scotch broom (*Cytisus scoparius*) is recognized as a noxious weed by the Oregon State Weed Board, primarily because of its invasive habit and economic cost to control and loss in timber value. It was originally brought to the West Coast by settlers in the early 1800s to be ornamental, then later planted to prevent erosion and stabilize the dunes in the Clatsop Plains.

The Surf Pines Board has approved funding to remove scotch broom from our road right-of-ways, the three acre association-owned property on Manion Drive, and the park. This project is now in the third year. The most visible success is probably on the “Manion property”, where pine trees have been able to prevail. The effort will likely need to continue in the future to insure that the trees grow large enough to “shade out” new scotch broom plants.

Scotch broom is a woody, leguminous shrub that establishes quickly in disturbed areas, often outcompeting native plants to form dense mono-specific stands in vacant lots, road easements and cutover forestland or other areas that are open to sunlight. Scotch broom is an evergreen, and lives up to twenty years. Individual Scotch broom plants can produce up to sixty seedpods per bush by their second year, and hundreds when fully mature. Each seedpod usually contains five to eight seeds, and a single plant can produce up to 12,000 seeds a year. The seed pods often open “explosively” and the seeds can be widely scattered by the wind, ants, or birds. The seeds can remain viable for thirty years or more in soil.

Scotch Broom Control Methods

Mechanical

- Cutting large plants (stem greater than ½ inch) is very effective in mid July-September. Cut plants as close to the ground as possible.
- Pulling smaller plants (including all the roots) is most effective following a rain when the soil is moist.
- Mowing is sometimes effective to knock down larger plants, but should be avoided when seed pods are ripe. (Note also that seed already in the soil may be spread by mowing) Early season mowing typically results in dense, multi-stemmed re-growth.
- Do not mow when the seed pods are ripe.

Chemical (use caution, and don't spray on windy days and always read the entire label).

- Herbicides are most effective on small, young plants. If possible, spray just before and immediately after bloom, when the plant is growing vigorously. Herbicide spraying is less effective in summer when water stress on the plants minimizes growth.
- Garlon 3A or 4, glyphosate (Roundup), and Crossbow are all effective, but be careful of surrounding vegetation.

Biological

- The Oregon Department of Agriculture has released a species of seed weevil that feed on the developing scotch broom seedpods in other areas. Research continues on this method of control.

Funding for grants for noxious weed control related to protection of watersheds and fish and wildlife are available through the Oregon State Weed Board. However these grants have been very limited toward scotch broom removal.

All of us living or visiting Surf Pines enjoy the quiet nature of our community. One of the special factors is a sense of friendly neighborhoods. We tend to watch-out for others, and keep an eye on anyone that might be trespassing. Even though you may enjoy the bright yellow blooms on a scotch broom plant on your property, remember that the seeds are easily carried to your neighbors. The Board of Directors encourages all our residents to control scotch broom on their property.

Nature Watch

by Greg Hutzell

Among birds, owls hold a unique place. In different times and with different cultures they've symbolized both good and bad news, and the commonly held symbol of wisdom, which is linked to Greek mythology. Credit their big eyes, serious stare and preference for after dark activity. Apparently because of their symbolism, I'm told having an owl tattoo has become very popular.



There are 200 plus different species of owls, fourteen of which are common in Oregon. Most are solitary and nocturnal, with some exceptions, for example the burrowing owl and a resident in eastern, Oregon, prefers to be active during the day. In Surf Pines several species have been seen, including the common Great-Horned Owl, Barred Owl, Western Screech Owl, and rare sightings of migratory snowy owls. I've seen evidence that a Barred owl once nested in the woods near the north end of Ocean.



Birds in general have many unique physical characteristics, especially owls. Owls have large forward-facing eyes and ear-holes, hawk-like beaks, flat faces, and usually a conspicuous circle of feathers or facial disc around each eye. They can turn their heads as much as 270 degrees because of a large number of neck vertebrae. The serrated edges on the leading edge of their flight feathers muffles their wing beats, allowing them to fly practically silent for stealth and surprise when hunting.

Owls serve a valuable service to Oregon farmers by helping to control rodent populations. In Eastern Oregon, a program to increase the Barn Owl population by placing nesting boxes in barns has had a positive effect on controlling field voles. One family of hungry Barn Owls can consume more than 3,000 rodents in a nesting season while maintaining the naturally balanced food chain.

The attached pictures include both the largest owl in Oregon, the Great-Horned Owl, at nearly twenty-four inches, and one of the smallest, the Western Screech Owl, standing eight and half inches. The two pictures of Great-Horned Owls include the adult female and one of her three immature owlets. They were photographed in April of this year. The photo of the Western Screech Owl was taken at 11:30 at night, when in the dark I just blindly aimed my camera in the right direction as three of them flew back and forth between two trees.

Both photo events provided a rare opportunity to observe these wonderful and remarkable birds.



Use Fireworks Elsewhere Not in Surf Pines

The association's policy regarding fireworks is stated in the *Owners' Guide*: To reduce the risk to residents and property presented by fireworks, the use of fireworks of any kind, including firecrackers, is prohibited in Surf Pines, except on the public beach, where state laws are strictly enforced by the Clatsop County Sheriff and the Oregon State Police." If either a resident or a guest seems unaware of the policy, then inform that person of it.

Fire Season No Burning Without a Permit

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As the *Breeze* went to press, no date had been set for fire season to begin but was expected no later than July 4, 2013. During fire season, which usually extends from July through October, burning is restricted because of the risk of wildfire. Open burning and burning in a pile are banned during fire season. Burning in a barrel and all types of home campfires are allowed only with a permit. For more information, call the local office of the Department of Forestry at 503-325-5451.

Surf Pines Association

Board

| | | | | |
|----------------|----------------|---|----------|--|
| President | Brian Radditz | 33250 Silverspot Lane | 861-0190 | bradditz@yahoo.com |
| Vice-President | Norman Tutton | 89509 Manion Dr | 717-0958 | tuttonbeach@gmail.com |
| Treasurer | Dave Butler | 89841 Sea Breeze Dr | 440-5083 | dave.wine.butler@gmail.com |
| Secretary | Susan Holloway | 3619 SE Francis St Portland OR 97202 | 706-5860 | susan.holloway@comcast.net |
| Director | Norma Keever | 89026 Ocean Dr | 738-5069 | gnkeever@hotmail.com |

Administration

| | | | | |
|---------------|-------------|-----------------------|----------------------|--|
| Administrator | Debbie Eddy | | | |
| Bookkeeper | Debbie Eddy | | 717-2535 | debeddy0425@msn.com |
| Security | John Gates | 33317 Surf Pines Lane | 738-0637 298-7911 | gates7299@hotmail.com |

Committees

| | | | | |
|---------------------|-----------------------------|---|----------------------|--|
| Roads & Grounds | Don Kruger | 90128 Manion Dr | 861-3815 | dnkruger@msn.com |
| Community Relations | Katie Weber Bonnie Rogie | 89783 Sea Breeze Dr 89825 Surf Pines Landing Dr | 738-5986 717-1003 | kkweber1@yahoo.com brogie1@frontier.com |
| Vacation Rental | To be determined | | | |

The Surf Pines Breeze is a quarterly publication of The Surf Pines Association
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